LOT 206
IN OR 1924/1295
TIMBER CREEK PLANTATION #3

IH4 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2023

11-2N-26-2052-0206-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

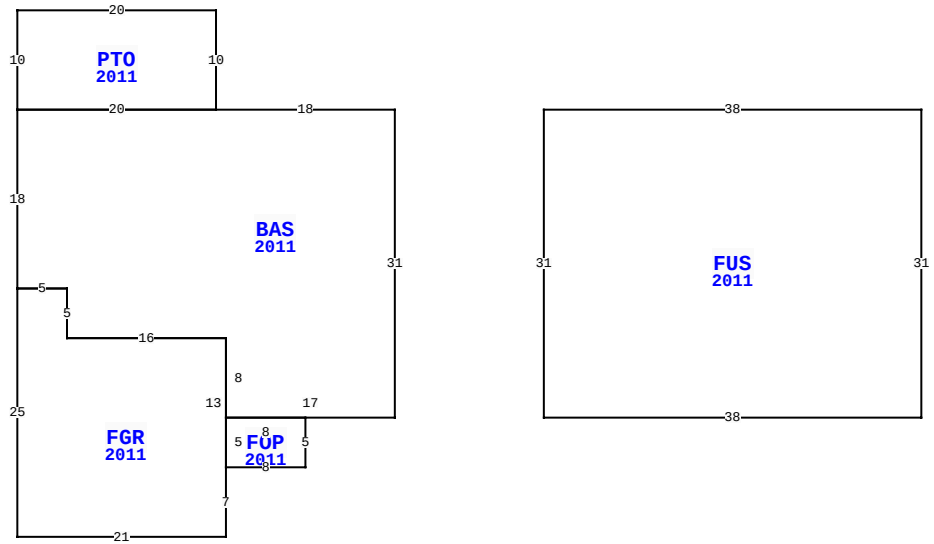
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	985	100	985	93,505
FGR	445	55	245	23,257
FOP	40	30	12	1,139
FUS	1,178	100	1,178	111,825
PTO	200	5	10	949
TOTALS	2,848		2,430	230,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,430	110.8380	100.03	243,073	2011	2011	0	0	0	5.10	94.90

1 SINGLE FAM – 0% - 0 Heated Area: 2163 HX Base Yr



77205 COBBLESTONE DR, YULEE

BLD DATE	11/30/2011 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,676
TOTAL MARKET OB/XF VALUE	3,100
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	288,776
SOH/AGL Deduction	70,879
ASSESSED VALUE	217,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,897
TOTAL JUST VALUE	288,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23881	NEW CONSTR	0	10/01/2011
M16598	H/AC	0	10/01/2011
P14984	NEW CONSTR	0	09/01/2011
B25137	NEW CONSTR	237,319	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/1295	6/18/2014	WD	Q	I	01	156,000
GRANTOR: GENINS ROBERT J & SUZ						
GRANTEE: IH4 PROPERTY FLORID						
1766/0774	11/22/2011	WD	Q	I	01	157,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: GENINS ROBERT J & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W18 PTO=[YR=2011] N10 W20 S10 E20$ W20 S18 FGR=[YR=2011] S25 E21 N7 FOP=[YR=2011] E8 N5 W8 S5$ N13W16 N5 W5$ E5 S5 E16 S8 E17 N31$ PTR=E15 FUS=[YR=2011] E38 S31 W38 N31$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	581.00	SF	5.20	5.20	100	2011	2011	3	93	2,810	
2	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	2011	2011	3	93	290	

LAND DESCRIPTION

TOTAL OB/XF 3,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS